



Department of Planning and Economic Development

Staff Report to the Planning Commission

August 16, 2013

Rochester Square Retail Redevelopment	
REQUEST	Site Plan Approval
APPLICANT	Versa Development 25900 West 11 Mile Rd., Suite 250 Southfield, MI 48034
AGENT	Ryan Schultz
LOCATION	Rochester Road south of Auburn – outlot on Meijer Property
FILE NO.	13-010
PARCEL NO.	15-35-100-048
ZONING	B-3, Shopping Center Business
STAFF	Jim Breuckman, AICP, Manager of Planning

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Summary

The 1.97 acre area proposed for development, which is owned by Meijer on Auburn, is currently developed as a paved parking lot for the store. The applicant is proposing to construct a retail outlot development consisting of two buildings totaling 15,500 square feet. The buildings will be mainly brick with limestone accents, and green space (landscaping) will be added to enhance the development. There are two entrances from Rochester Road to the site currently, as well as cross access from the Lowe’s and Meijer parking lots. The proposed retail use is permitted in the B-3 (Shopping Center Business) district, and the site is master planned for Flexible Business 3. There are no natural features on site other than previously installed landscaping and some large trees along Rochester Road.

Adjacent Land Uses and Zoning

The proposed use is compatible with the surrounding area. The site is surrounded by B-2, and B-3 zoning. Adjacent uses are commercial, including the new Rochester Retail development to the west, a Verizon store to the north, Meijer to the west and Lowe’s to the south.

Requested Action

Specific action requested by the Planning Commission is site plan approval.

Site Plan Review Considerations

1. **Consistency with the Rochester Road Access Management Plan.** The proposal is not adding any curb cuts. Consistent with the plan and engineering department comments dated August 13, 2013, the applicant will be required to complete a cross access drive within the existing cross access easement to the north to facilitate a future connection to the Verizon site.
2. **B-3 Minimum Lot Area.** There is a 5-acre minimum lot area requirement in the B-3 district. The proposed development is slightly less than 2 acres so it occupies a lease area, not a separate parcel. The development is consistent with the B-3 district in form and is consistent with prevailing development patterns in B-3 districts throughout the City.
3. **Site Layout.** The applicant has completed a traffic assessment study and MDOT and the City are in the process of determining if a traffic impact study is necessary. As the development is using existing driveways it is anticipated that any improvements that are required will be adjustments to the existing driveways. For this reason, Staff is comfortable with making compliance with MDOT and City transportation engineer review recommendations a condition of approval.
4. **Landscaping.** The proposed site layout preserves the large existing deciduous trees along Rochester Road, which the applicant is to be commended for. The landscaping plan is
 - a. Staff recommends that 2 trees be added to the south edge of the property where the hedge is proposed. This would be consistent with the landscaping along the north side of the property.
 - b. All landscape areas must be irrigated, and an irrigation plan must be submitted with the final site plans. Also, please add a note stating that all irrigation will be between the hours of 12am and 5am in accordance with City of Rochester Hills ordinance.
 - c. Landscaping adjustments necessary to comply with the Fire Department review dated 8/13/13 shall maintain consistency with the currently proposed plans.
5. **Lighting.** The photometric plan complies with ordinance standards for illumination levels, and the applicant has also submitted cut sheets for the proposed fixtures which are compliant with ordinance requirements.

The following items must be added to the lighting plan:

- a. A typical detail of the proposed poles along with a note that the maximum mounting height for pole-mounted fixtures is 20 feet.
- b. A note stating that all exterior light fixtures will be fully shielded and downward directed with flat lenses.

The site complies with all other ordinance requirements.

Site Plan Summary

As part of the technical review for this project, the plans and supplemental documentation have been reviewed by all applicable city departments. Based on the review comments included in this report or contained within the enclosed information, and if the Planning Commission agrees the addition will be harmonious and compatible in appearance with the existing development, staff recommends approval of the following motion relative to City File No. 13-010 (Rochester Square).

Site Plan Approval Motion

MOTION by _____, seconded by _____, in the matter of City File No. 13-010 (Rochester Square), the Planning Commission **approves** the **site plan**, based on plans dated received by the Planning Department on August 2, 2013, with the following findings and subject to the following conditions.

Findings

1. The site plan and supporting documents demonstrate that all applicable requirements of the Zoning Ordinance, as well as other City ordinances, standards, and requirements, can be met subject to the conditions noted below.
2. The development meets the intent and standards of the B-3 Shopping Center district and the Rochester Road Access Management Plan.
3. Off-street parking areas have been designed to avoid common traffic problems and promote safety.
4. The proposed improvements should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinity.
5. The proposed development will not have an unreasonably detrimental or injurious effect upon the natural characteristics and features of the site or those of the surrounding area.
6. The proposal should have a positive impact on the community as a whole and the surrounding area by further offering jobs, shopping alternatives and other dining options.

Conditions

1. Addition of a note on the photometric plan that the maximum mounting height for pole-mounted fixtures is 20 feet.
2. Addition of a note on the photometric plan stating that all exterior light fixtures will be fully shielded and downward directed with flat lenses.
3. Submittal of a landscape bond in the amount of \$4,920.00 for replacement trees and landscaping, prior to issuance of a Land Improvement Permit.
4. Submittal of an irrigation plan prior to Final Approval by Staff and addition of a note regarding irrigation time to the plans.
5. Address Fire Department review comments and applicable outside agency review letters.
6. Engineering department approval of traffic and driveway improvements as recommended by MDOT prior to construction plan approval.

Attachments: Site Plans, dated received August 2, 2013: Cover Sheet, Sheet 1; Topographic Survey, Sheet 2; Demolition Plan, Sheet 3; Site Plan, Sheet 4; Utility Plan, Sheet 5; Landscape Plan, Sheet 6; Details and Notes, Sheet 7; Architectural Site Details, Drawing SP-01; and Photometric Plan, Drawing SP-03, prepared by Giffels Webster Engineers and Norr Architects.

Assessing Department memo dated 7/1/13; Fire Department memo dated 8/13/13; Parks & Forestry memo dated 8/13/13; Public Services Department memo dated 8/13/12; Letter from OCWRC, dated 7/3/13; and Environmental Impact Statement dated received 6/26/13.

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